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Continued April 5, 1989

TRANSFER AND  
APPROPRIATIONS FOR  
SALARY AND WAGE  
SUPPLEMENT INCREASES  
APPROVED

RES. NO. 89-37 The City Council adopted Resolution No. 89-37 approving the transfer and appropriations of funds to provide salary and wage supplement increases to employees as follows:  
CC-21(a)  
CC-300

Transfer:

From General Fund Operating Reserve  
To Community Center Fund \$ 4,575

Appropriate:

General Fund (Operating Reserve)	\$275,785
Sewer Fund (Operating Reserve)	28,835
Water Fund (Fund Balance)	15,515
Gas Tax--Section 2107 Fund (Fund Balance)	12,380
Community Center Fund (Fund Balance)	4,575

The City Council was advised that at the time the 1988-89 Budget was adopted, salary increases for three of the bargaining units were unknown and, therefore, were not included in the Budget.

The "Memorandums of Understanding" are now signed, and salary and wage supplement costs are definite. The transfer and appropriations provide for these increased costs only. There have been no changes in the amount of hours or number of employees.

DRAFT ENVIRONMENTAL  
IMPACT REPORT FOR  
INDUSTRIAL SUBSTATION  
RECEIVED

CC-14(b) The City Council received for review the Draft  
CC-35 Environmental Impact Report (DEIR) for the Industrial  
CC-51(d) Substation proposed for the south side of the Central  
California Traction right-of-way (adjacent to East Lodi  
Avenue), east of a line extending Cluff Avenue.

BID FOR CONCESSION  
OPERATIONS AT LODI  
LAKE PARK, ARMORY  
PARK, AND THE  
SOFTBALL COMPLEX  
APPROVED

RES. NO. 89-38 The City Council adopted Resolution No. 89-38 awarding the bid for the concession operations at Lodi Lake Park, Armory Park, and the Softball Complex to Jacob's Concessions of Stockton and authorized the City Manager and City Clerk to execute the appropriate agreement.  
CC-12(a)  
CC-22(a)  
CC-300

The City Council was advised that the following bids were received:

- 1) Jacob's Concessions of Stockton - 29%
- 2) Johnson Enterprises of Acampo - 26%

It was staff's recommendation that the award be made to Jacob's Concessions of Stockton for the term of April 15, 1989 to December 31, 1991 and that an option be included in the agreement for an extended two years should the concessionaire perform the operation to the satisfaction of the City Manager and the Parks and Recreation Director.

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SPECIFICATIONS FOR  
FURNITURE FOR  
CARNEGIE FORUM  
(305 WEST PINE  
STREET) APPROVED

CC-12.1(c)

The City Council approved the specifications for the Carnegie Forum furniture and authorized advertising for bids.

The City Council was advised that the furniture specified will be for the following rooms in the Carnegie Forum:

Meeting Room

The furniture in the meeting room consists of three lounge chairs and a matching sofa, together with end table and coffee table.

Council Chamber and Overflow Seating Area

The furniture in the Council Chamber includes 7 high-back swivel chairs for the Council table, 6 mid-back swivel chairs for the staff tables and press area, and 50 upholstered chrome stacking chairs and moveable storage carts.

Conference Room

The furniture in the conference room includes a 16-foot conference table and 19 mid-back swivel chairs (same as staff and press chairs in Council Chamber).

The appropriate arrangements have been made so local bidders can bid these items. The specifications allow the City to award the bid by groups of items or by total bid of all items.

The types of chairs and furniture being specified were determined when the staff and Council representative met with our interior decorator, Miles Treaster, in San Francisco and spent a full day reviewing different product lines. The Public Works Department has in its files the catalogs and brochures showing the proposed furniture, together with the color and type of upholstery being specified.

Once bids are received, the City may find that it is in its best interest to have a local manufacturer make a custom conference table and to purchase off-the-floor, in-stock furniture for the meeting room.

Sufficient funds have been budgeted in the 121.0-350.66 Carnegie Forum account to cover the furniture acquisition.

DEVELOPMENT AGREEMENT  
FOR 1314/1318 SOUTH  
WASHINGTON STREET  
APPROVED

CC-46

The City Council approved the Development Agreement for 1314/1318 South Washington Street and directed the City Manager and City Clerk to execute it on behalf of the City.

The City Council was advised that J. Jeffrey Kirst, the developer of this site, has furnished the City with the improvement plans, the necessary agreements, guarantees, insurance certificates, and fees for the proposed development.

The development is located at 1314/1318 South Washington Street and contains four single-family lots.

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COMMENTS BY CITY  
COUNCIL MEMBERS

The following comments were received under the "Comments by City Council Members" segment of the agenda:

CITY EMPLOYEES  
ASSOCIATION APPLAUDED  
FOR GENEROUS  
CONTRIBUTION TO  
THE CITYCC-27(c)  
CC-104

Mayor Pinkerton commended the City Employees Association for their most generous contribution to be used for the construction of the amphitheater at the Lodi Lake Wilderness area.

QUESTIONS POSED ON  
WHEN CITY WOULD  
HAVE WHEELCHAIR LIFT  
EQUIPPED DIAL-A-RIDE  
VEHICLECC-50(b)  
CC-118

Following questions being raised by Council Members Olson and Hinchman regarding the city's lack of a wheelchair lift equipped Dial-A-Ride vehicle, the matter was referred to staff with a request that a report regarding the matter be presented at the April 19, 1989 City Council Meeting.

QUESTIONS POSED  
REGARDING SPEED  
LIMIT SIGNS POSTED  
ON KETTLEMAN LANE  
IN AREA OF LOWER  
SACRAMENTO ROADCC-45(a)  
CC-48(a)

Following questions being raised by both Council Member Hinchman and Council Member Reid regarding the speed limit signs posted on Kettleman Lane in the area of Lower Sacramento Road, the matter was referred to staff for investigation with a request that a report be made to the City Council at the earliest possible time regarding the matter.

LOS ANGELES DAILY  
NEWS FEATURES  
ARTICLES ON LODI

CC-38

Mayor Pro Tempore Snider announced that he had recently received copies of some very nice newspaper article regarding Lodi that had recently appeared in the Los Angeles Daily News.

SISTER CITY TOUR  
TO KOFU

Mayor Pro Tempore Snider again reminded the community of the Sister City Tour to Kofu that is being planned and urged anyone that is interested in participating to contact Gwinnett Mitchell.

CONCERN EXPRESSED  
REGARDING NEW DBCP  
STANDARDS

CC-24(b)

Council Member Reid commented on concerns that had been expressed to him regarding the new DBCP standards and that as a result the City will be mandated to expend a great deal of money unnecessarily. It was suggested that the Mayor write a letter to our legislators expressing the City's concerns regarding this matter.

COMMENTS BY THE  
PUBLIC ON NON  
AGENDA ITEMS

The following comments were received under the "Comments by the public on non-agenda items" segment of the agenda:

SPRING CLEANUP  
PROGRAM ANNOUNCEDCC-22(b)  
CC-24(b)

Mr. Dave Vaccarezza of the California Waste Removal Systems announced that the annual Spring Cleanup Program conducted by their company will take place April 24 - 28, 1989.

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QUESTIONS POSED  
REGARDING AGENDA  
FORMAT

CC-16

Mrs. Janet Pruss expressed her concern about the format of the City Council Agenda, in that there is no time allotted for public input on matters appearing on the Consent Calendar. Further, Mrs. Pruss talked about a question she had posed regarding senior housing at the public hearing held March 22, 1989 regarding the Options Assessment Report - General Plan Update.

PUBLIC HEARINGS

Notice thereof having been published according to law, an affidavit of which publication is on file in the office of the City Clerk, Mayor Pinkerton called for the Public Hearing to consider -

GENERAL PLAN AMENDMENT  
AND REZONING WEST VINE  
STREET BETWEEN INTERLAKEN  
DRIVE AND LOWER SACRAMENTO  
ROAD

ORD. NO. 1451  
AND 1452 INTRO.

CC-35  
CC-53(a)  
CC-149

1. Recommended that the Land Use Element of the Lodi General Plan be amended by redesignating the south 127.7 feet of Parcels 1 and 2 as shown on Tentative Parcel Map 89 P 001 from Residential-Low Density to Office Institutional and the north 335 feet +/- (Southwest corner of West Vine Street and Interlaken Drive) of Parcel 3 of the same map from Office-Institutional to Residential-Low Density (i.e. 2414 West Vine Street - APN 027-040-40 and 1000 South Lower Sacramento Road - APN 027-040-49).
2. Recommended that the south 127.7 feet of Parcels 1 and 2 as shown on Tentative Parcel Map 89 P 001 be rezoned from P-D(25), Planned Development District No. 25 to R-C-P, Residential-Commercial-Professional and to rezone the north 335 feet +/- of Parcel 3 as shown on the same map from R-C-P, Residential-Commercial-Professional to P-D(25), Planned Development District No. 25, conforming to Residential Single-Family (i.e. 2414 West Vine Street - APN 027-040-40 and 1000 South Lower Sacramento Road - APN 027-040-49).
3. Recommended that a Negative Declaration as filed by the Community Development Director be certified as adequate environmental documentation on the above projects.

Associate Planner David Morimoto advised the City Council that Dr. Chris Keszler, et al, and Dwight Filley, et al, represented by Baumbach and Piazza, Consulting Engineers, are requesting a reconfiguration of a site to be occupied by a convalescent hospital and retirement home.

The reshaping of the site also eliminates any R-C-P zoning on Interlaken Drive, which will now be totally faced with single-family homes.

The R-C-P site is across West Vine Street from Doctors' Hospital. The convalescent hospital and retirement home appear to be a desirable transition between hospital and the homes in Sunwest Subdivision.

If the zoning and General Plan requests are not approved, the R-C-P zoning exists and can be used for any permitted use.

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Mr. Glen Baumbach, Baumbach and Piazza, Consulting Engineers representing Dr. Chris Keszler, et al, and Dwight Filley, et al, spoke on behalf of the proposal.

There being no other persons in the audience wishing to speak on the matter, the public portion of the hearing was closed.

On motion of Council Member Reid, Hinchman second, the City Council took the following actions pertaining to the matter:

1. Introduced Ordinance No. 1451 amending the Land Use Element of the Lodi General Plan by redesignating the south 127.7 feet of Parcels 1 and 2 as shown on Tentative Parcel Map 89 P 001 from Residential-Low Density to Office Institutional and the north 335 feet +/- (Southwest corner of West Vine Street and Interlaken Drive) of Parcel 3 of the same map from Office-Institutional to Residential-Low Density (i.e. 2414 West Vine Street - APN 027-040-40 and 1000 South Lower Sacramento Road - APN 027-040-49). The motion carried by a unanimous vote of the City Council.
2. Introduced Ordinance No. 1452 rezoning the south 127.7 feet of Parcels 1 and 2 as shown on Tentative Parcel Map 89 P 001 from P-D(25), Planned Development District No. 25 to R-C-P, Residential-Commercial-Professional and rezoning the north 335 feet +/- of Parcel 3 as shown on the same map from R-C-P, Residential-Commercial-Professional to P-D(25), Planned Development District No. 25, conforming to Residential Single-Family (i.e. 2414 West Vine Street - APN 027-040-40 and 1000 South Lower Sacramento Road - APN 027-040-49). The motion carried by unanimous vote of the City Council.
3. By unanimous vote the City Council certified as adequate environmental documentation on the above project, the Negative Declaration filed by the Community Development Director.

PLANNING  
COMMISSION

CC-35

City Manager-Peterson reported that the Planning Commission meeting of March 27, 1989 was continued to April 3, 1989 due to the lack of a quorum.

COMMUNICATIONS  
(CITY CLERK)

CLAIMS

CC-4(c)

On recommendation of the City Attorney and ADJUSTCO, the City's Contract Administrator, the City Council on motion of Council Member Hinchman, Olson second, rejected the claim of Sanjay D. Patel, date of loss 12/20/88.

REGULAR CALENDAR

PROJECTED USE OF  
FUNDS FOR THE FISCAL  
YEAR 1989-90  
COMMUNITY DEVELOPMENT  
BLOCK GRANT PROGRAM  
APPROVED

RES. NO. 89-39

CC-55  
CC-300

Assistant Planner Norman Hom advised the City Council that the City's expected Community Development Block Grant (CDBG) allocation for Fiscal Year 1989-90 is \$350,546.00, \$13,165.00 more than we received last year. This allocation amount plus \$123,500.00 in unused funds from

Continued April 5, 1989

previous Program years combine for a total of \$474,046.00 in CDBG funds available.

Staff recommended allocations to the following projects:

HALE PARK GENERAL IMPROVEMENTS, PHASE I

Provides basketball courts, volleyball courts, an exercise area, an equipment storage building, and general park improvements for this east side park located in an area that is predominately low and moderate income. Presently, the only facilities at the park are two tennis courts. It is estimated that it will take more than a year to complete this project so it has been broken into two phases. This item was included for CDBG funding in the 1989-90 fiscal year of the City's current 5-year Capital Improvement Program (CIP).

HALE PARK PARKING LOT EXPANSION

Provides for the expansion and improvement of the existing parking lot to serve the additional capacity that will be generated by the general improvements. This item was also included in the above-mentioned CIP.

HOMELESS SHELTER - FELLOWSHIP IN ACTION

Provides funds to a non-profit organization for the acquisition of the old Quinn's Building and the partial costs of converting it to a shelter for the homeless.

HOUSING REHABILITATION

This existing program provides for low-interest amortized and deferred loans for low and moderate income homeowners on the East Side to fix up their homes.

Although this program has taken a long time getting off the ground, we expect to use up all the funds currently allocated to housing rehabilitation during the course of the next fiscal year. The first completed rehab will be unveiled in May with four or more expected in the summer. A total of approximately 13-15 will be done in this next year.

FAIR HOUSING COUNSELING

Provides fair housing counseling and referral services to City residents in order to eliminate discrimination in the provision of housing and to promote greater choice in housing opportunities.

CODE ENFORCEMENT

Provides for a part-time Code Enforcement Officer who works to arrest the decline of certain eligible areas in the City, particularly the east side. Enforcement activities include auto and nuisance abatement, housing inspections, and zoning enforcement.

ADMINISTRATION

Grant administration costs. This allocation is established using a standard percentage (14.9% of allocation amount).

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CITY OF LODI  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
1989-90 FISCAL YEAR

PROJECTED USE OF FUNDS

HALE PARK GENERAL IMPROVEMENTS	\$ 175,000.00
HALE PARK PARKING LOT EXPANSION	100,000.00
HOMELESS SHELTER - FELLOWSHIP IN ACTION	100,000.00
HOUSING REHABILITATION	16,815.00
FAIR HOUSING COUNSELING	9,000.00
CODE ENFORCEMENT	30,000.00
ADMINISTRATION	43,231.00
TOTAL	<u>\$ 474,046.00</u>

Speaking on behalf of the homeless shelter - Fellowship in Action were:

- 1) Mr. Bob Morris, Vice-president of Fellowship in Action, and Mr. Robert Hunnell, Board Member of Fellowship in Action
- 2) Mr. David Rice, 10 North School Street, posed a number of questions regarding the proposed homeless shelter and urged the City Council to take a slower approach to this.

Mr. Ron Williamson, Parks and Recreation Director for the City of Lodi, spoke in support of the Hale Park projects.

Following discussion with questions being directed to staff and to those who had addressed the City Council on the subject, the City Council on motion of Council Member Reid, Hinchman second, adopted Resolution No. 89-39 - "Resolution of the City Council of the City of Lodi, California, Approving the Projected Use of Funds for the 1989-90 Community Development Block Grant Program", as heretofore set forth, conditioned upon the City Attorney certifying that the projected use of funds meets the Community Development Block Grant regulations.

OPTION APPROVED  
FOR RE-LIGHTING OF  
THE KOFU PARK  
ATHLETIC FIELD,  
1145 SOUTH HAM  
LANE

CC-27(c)  
CC-133

The City Council was advised that this project has been discussed for several years. The original plan was for general upgrading of lighting by adding additional fixtures to each existing light pole and adding one or two new poles and fixtures for the purpose of lighting the whole soccer field at Kofu Park. The project is now a complete new re-lighting system, new electrical panel service, rewiring and conduit to the various poles, and two new poles and fixtures for the soccer field west end lighting.

The Public Works Department has developed a variety of options for proper lighting of the facility, with its varied uses and levels of play needs as set forth below.

The plans and options have been reviewed by staff, the Parks and Recreation Commission, the Boosters of Boys and Girls Sports organization (joint sponsor of the project), and all have approved the general lighting project and support Option C as an appropriate plan. The above mentioned groups preferred Option D with steel poles, but the additional costs resulted in the elimination of that alternate.



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With Council approval of this project, Public Works will generate plans and specifications within a month or two. Staff will return to the City Council for approval of the plans and specifications and authorization to advertise for bids. On this schedule, we anticipate installation in August or September.

Funding for the Kofu Park lighting project will come from the following sources:

\$10,000	1. \$10,000 from Capital Improvement Project, Kofu Park Lighting, 121.0-760.69.
\$10,000	2. \$10,000 Donation by B.O.B.S. organization to be paid over the next four to five years.
\$20,000	3. \$20,000 taken from Capital Improvement Project A.S.A. National Tournament, 121.0-760.91. A \$20,000 commitment and responsibilities have been taken over by the B.O.B.S. organization, who will co-sponsor the 1990 affair.
\$10,000	4. \$10,000 taken from Capital Improvement Project Softball Complex Shade Structure, 121.0-760.67, leaving a \$2,024 balance in the account.
\$27,000	5. \$27,000 is requested from the Capital Outlay Fund as indicated by the City Manager.
<u>\$77,000</u>	Confirmed estimate by the Public Works Department and Musco Lighting Company.

## LIGHT LEVELS

## BASEBALL

OPTION	DESCRIPTION	INFIELD/OUTFIELD (foot candles)	SOCCER	PROJECT COST
A	No project - existing conditions	15/10	N/A	N/A
B	Use existing wood poles plus two additional	30/20	20	\$ 65,000
C	New wood poles at optimum locations	30/20	20	\$ 77,000
D	New steel poles at optimum locations	30/20	20	\$105,000
E	Option C with more light and new wood poles	50/30	20	\$ 91,000

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F	Option D with more light and new steel poles	50/30	20	\$124,000
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On motion of Council Member Hinchman, Reid second, the City Council approved the re-lighting of Kofu Park Athletic Field and adopted Option C for its lighting plan. Further, the City Council appropriated \$37,000 from the appropriate funding source for this project.

AGREEMENT FOR  
PURCHASE OF LAND  
AT WHITE SLOUGH  
WATER POLLUTION  
CONTROL FACILITY  
(11839, 11889,  
AND 12001 NORTH  
THORNTON ROAD)  
APPROVED

CC-27(a)  
CC-51(f)

The City Council was advised that in conjunction with the expansion of the White Slough Water Pollution Control Facility, there is the need to acquire approximately 270 acres of land adjacent to the White Slough Water Pollution Control Facility. The owners, Johannes Brockhoff and Ronald D. Slate, Co-Trustees of the Bert and Antonia Van Ruiten 1982 Trust, have agreed to accept the City's offer of \$1,132,000 for the property rather than go through the condemnation process. The land is open farmland which is currently leased by the Tamura Brothers and there is also a five-bedroom home located thereon which has no tenants at the present time. The house has been rented in the past and offers good rental income potential. The lease of the farmland will be assigned to the City. The rent is \$39,000 for 1989 which will be pro-rated at close of escrow.

Funds in the amount of \$1,050,000 to purchase this property were included in the Capital Improvement Program. The additional \$85,000 is the difference between the estimate for the land and the appraised amount, as well as closing cost expenses. The additional funding required will be funded by the Waste Water Capital Reserve.

Following discussion, on motion of Council Member Hinchman, Olson second, the City Council approved the agreement for purchase of land at White Slough Water Pollution Control Facility (11839, 11889, and 12001 North Thornton Road), and authorized the City Manager and City Clerk to execute all documents in connection with this purchase.

ADOPTION OF URGENCY  
ORDINANCE ESTABLISHING  
RATE SCHEDULE FOR  
INFECTIOUS WASTE  
REMOVAL AND DISPOSAL

ORD. NO. 1453  
ADOPTED

CC-22(b)  
CC-24(b)  
CC-149

The City Council was advised that the franchise agreement with Sanitary City Disposal Company gives them the exclusive right to pick up all solid waste within the City and assigns the task of billing to the City of Lodi.

The City's present fee schedule does not provide for this specialized billing; therefore, the City cannot collect for this service.

The billing for this service for January, February and March has been handled on a special billing basis.

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Therefore, it was recommended that the effective date of the proposed ordinance be April 1, 1989 rather than January 1989.

Following discussion, the City Council on motion of Council Member Reid, Hinchman second, adopted Urgency Ordinance No. 1453, entitled, "An Uncodified Urgency Ordinance of the Lodi City Council Establishing Rate Schedule for Infectious Waste Removal and Disposal". The motion carried by unanimous vote of the City Council.

## ORDINANCES

NOISE REGULATION  
ORDINANCE ENACTEDORD. NO. 1449  
ADOPTEDCC-6  
CC-146  
CC-149

Ordinance No. 1449 entitled, "An Ordinance of the City Council of the City of Lodi Enacting a Noise Regulation Ordinance" having been introduced at an adjourned regular meeting of the Lodi City Council held March 22, 1989 was brought up for passage on motion of Council Member Hinchman, Olson second. Second reading of the ordinance was omitted after reading by title, and the ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid, Snider and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - None

CURBSTONING ORDINANCE  
ADOPTEDORD. NO. 1450  
ADOPTEDCC-6  
CC-45(i)  
CC-146  
CC-149

Ordinance No. 1450 regarding "curbstoning" entitled, "An Ordinance of the Lodi City Council Repealing Lodi Municipal Code Chapter 10.44.040 and Reenacting a New Chapter 10.44.040" having been introduced at an adjourned regular meeting of the Lodi City Council held March 22, 1989 was brought up for passage on motion of Council Member Hinchman, Olson second. Second reading of the ordinance was omitted after reading by title, and the ordinance was then adopted and ordered to print by the following vote:

Ayes: Council Members - Hinchman, Olson, Reid, Snider, and Pinkerton (Mayor)

Noes: Council Members - None

Absent: Council Members - None

Abstain: Council Members - None

PRESENTATION TO  
MAYOR PINKERTON

CC-6

City Clerk Reimche made a presentation to Mayor Pinkerton expressing sincere appreciation on behalf of the other members of the City Council and the community for his outstanding term as Mayor of the City of Lodi.

REORGANIZATION OF  
THE CITY COUNCILCC-6  
CC-18

City Clerk Reimche called the City Council to order pursuant to Section 2.04.070 of the Lodi Municipal Code and called for nominations for the office of Mayor.

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Council Member Fred Reid nominated John R. (Randy) Snider. There being no other nominations, City Clerk Reimche declared the nominations for Mayor closed.

Mayor Pro Tempore John R. (Randy) Snider was elected Mayor by a unanimous vote of the City Council.

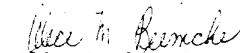
Congratulations were extended to Mayor Snider who then called for nominations for the office of Mayor Pro Tempore. Council Member Olson nominated Council Member Hinchman. There being no other nominations, Mayor Snider declared the nominations for Mayor Pro Tempore closed.

Council Member Hinchman was elected Mayor Pro Tempore by a unanimous vote of the City Council.

ADJOURNMENT

There being no further business to come before the City Council, Mayor Snider adjourned the meeting at approximately 9:00 p.m.

ATTEST:

  
Alice M. Reimche  
City Clerk